

## **Attachment No. PC 6**

Shared Parking Analysis



March 30, 2011

Tod Ridgeway  
Ridgeway Development  
2804 Lafayette Avenue  
Newport Beach, CA 92663

Subject: Shared Parking Analysis: Mariner's Pointe

Dear Mr. Ridgeway:

LSA Associates Inc. (LSA) is pleased to submit this analysis of the parking availability and demand at Mariner's Pointe, which is located on West Coast Highway at Dover Drive in the City of Newport Beach (City). The purpose of this analysis is to evaluate the on-site parking supply versus the demand that will occur for parking throughout the day. The Mariner's Pointe site is proposed to contain a mix of retail stores, a medical office suite, and restaurants in 23,015 square feet (sf) of building area with an attached three-level parking garage. LSA evaluated the parking demand generated by each of these uses and compared that demand to proposed on-site parking spaces, valet parking spaces, and potential off-site parking spaces.

### Parking Supply

The site plan for Mariner's Pointe includes plans for a proposed three-story parking garage. The parking garage plans include 33 standard stalls and 2 handicapped stalls on the ground floor (total of 35 spaces). On the second floor of the parking garage would be 24 standard stalls, 1 handicapped stall, 8 tandem stalls (16 spaces) to be used by employees or valet operations, and 5 valet only stalls during valet operations (total of 46 spaces). The third floor of the parking structure provides 18 standard stalls, 2 handicapped stalls, 15 tandem stalls (30 spaces) to be used by employees or valet operations, and 5 valet only stalls during valet operations (total of 55 spaces). Valet operations are planned to begin at 10:00 a.m. and continue until 11:00 p.m. Prior to beginning valet operations, 78 parking spaces are provided on-site. During valet operations, 136 parking spaces are provided on-site. It should be noted that the applicant's valet parking service can park additional vehicles on the second and third floors. However, the 136-space limit was determined using the City's "move one to get one" rule for valet parking plans.

In addition to the parking spaces available on site, the applicant is seeking an agreement to provide up to 20 off-site parking spaces. The parking spaces would be located at the intersection of Dover Drive and Cliff Drive. Mariner's Pointe employees would utilize the off-site parking spaces after 5:00 p.m.

It should be noted that two Orange County Transportation Authority (OCTA) bus lines operate in the vicinity of Mariner's Pointe. Route 1 operates along Pacific Coast Highway between San Clemente and Long Beach. Service on Route 1 to/from the project is provided approximately once an hour between 6:00 a.m. and 9:00 p.m. Northbound Route 1 stops immediately adjacent to the project site. Route 55 operates between Fashion Island and the Santa Ana Civic Center and serves the property on

Dover Drive. Service is provided approximately every 20 to 30 minutes between 5:00 a.m. and 10:00 p.m.

## Parking Demand

The City established minimum parking requirements in Newport Beach Municipal Code (NBMC) 20.66.030. The City requires 1 parking space for every 200 sf of gross area for medical and dental offices and 1 parking space for every 250 sf of gross area for retail sales. Mariner's Pointe does not qualify for the reduced parking provisions for shopping centers found in NBMC 20.40.050. Parking requirements for eating and drinking establishments are set by the City Planning Commission using criteria identified in NBMC 20.40.060. Unlike parking requirements for most land uses that are dependent on gross square feet, parking requirements for eating and drinking establishments are dependent on net public area. Requirements can range from 1 space per 30 sf of net public area to 1 space per 50 sf of net public area, depending on the number and arrangement of tables, presence of live entertainment, etc. For the purposes of this analysis, a parking requirement of 1 space per 50 sf of net public area was used.

LSA conducted an initial analysis using size calculations found on the Mariner's Pointe site plan dated February 24, 2011. As a result of this initial analysis, the applicant reduced the gross area designated for restaurant use and increased the area designated for retail sales. Table A provides the revised allocation of restaurant, retail, and medical/dental office space. The table also provides the number of spaces each land use would require if it were in separate parcels.

**Table A: Parking Requirements**

Land Use	Gross Square Feet <sup>1</sup>	Leasable Restaurant Area (sf)	Net Public Area <sup>2</sup> (sf)	Parking Rate <sup>3</sup>	Required Parking <sup>4</sup>
Restaurant	9,522	8,280	4,968	1 per 50 sf <sup>5</sup>	100
Retail	10,493	n/a	n/a	1 per 250 sf	42
Medical Office	3,000	n/a	n/a	1 per 200 sf	15
Total	23,015				157

<sup>1</sup> Gross square feet of restaurant includes enclosed outside area behind R-103 and R-204.

<sup>2</sup> Estimated as 60 percent of net restaurant area consistent with the project description.

<sup>3</sup> From NBMC 20.40.040.

<sup>4</sup> NBMC 20.40.030.E requires fractional spaces to be rounded up.

<sup>5</sup> NBMC 20.40.060 allows the Planning Commission to adopt a parking rate between 1/30 sf to 1/50 sf for restaurants.

sf = square feet

## Shared Parking

Because of different hours of operation and different offsetting parking activities, not all of uses at Mariner's Pointe require their full allotment of parking spaces at the same time. LSA used methodologies found in *Shared Parking, Second Edition 2005* (Urban Land Institute) to identify the daily variations in parking demand for each of the Mariner's Pointe land uses. The time-of-day factors

found in *Shared Parking* are based on empirical studies and result from multiple parking accumulation counts.

Table B (attached) applies these time-of-day factors to the required parking for each land use. The total parking required for all three uses has two peaks: (1) one peak in the early afternoon with a demand for 131 parking spaces at 1:00 p.m., and (2) a second peak in the early evening with a demand of 145 parking spaces at 6:00 p.m. The Mariner's Pointe parking garage can accommodate 136 parking spaces on site with valet operations. The applicant is committed to providing valet operations from 10:00 a.m. to 11:00 p.m. Therefore, the site will be able to accommodate the demand for 131 parking spaces that occurs at 1:00 p.m. Demand for parking in excess of the 136 spaces on site does not manifest until 6:00 p.m. (145 spaces). Per an off-site shared parking agreement, after 5:00 p.m. Mariner's Pointe employees would have access to 20 off-site parking spaces. With those off-site parking spaces, the total parking demand for Mariner's Pointe can be accommodated.

### **Conclusion**

The shared parking analysis reveals that 10,493 sf of retail sales, 3,000 sf of medical/dental office, and approximately of 5,000 sf of net public restaurant area can be provided in the 23,015 sf Mariner's Pointe without exceeding available parking. However, at least 9 off-site parking spaces will need to be maintained for employees during the evening hours.

Sincerely,

**LSA ASSOCIATES, INC.**



Ken Wilhelm  
Principal

Attachments: Table B: Time-of-Day Parking Requirements

Table B: Shared Parking Analysis

Shared Parking Time-of-Day Factors																		
Time of Day Factors <sup>1</sup>	6:00 a.m.	7:00 a.m.	8:00 a.m.	9:00 a.m.	10:00 a.m.	11:00 a.m.	12:00 p.m.	1:00 p.m.	2:00 p.m.	3:00 p.m.	4:00 p.m.	5:00 p.m.	6:00 p.m.	7:00 p.m.	8:00 p.m.	9:00 p.m.	10:00 p.m.	11:00 p.m.
Restaurant <sup>2</sup>					15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%
Medical Office			90%	90%	100%	100%	30%	90%	100%	100%	100%	100%	67%	30%	15%			
Retail	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%
Time of Day Parking																		
Restaurant	100	0	0	0	15	40.0	75.0	75.0	65.0	40.0	50.0	75.0	95.0	100	100	100	95.0	75.0
Office	15	0	0	13.5	13.5	15	15	4.5	13.5	15	15	15	10.1	4.5	2.3	0	0	0
Retail	42	0.42	2.1	6.3	14.7	27.3	35.7	39.9	42	39.9	37.8	39.9	39.9	39.9	34	21	12.6	4.2
Total	157	0	2	20	28	57	91	119	131	120	93	103	130	145	144	136	121	79

Notes:  
<sup>1</sup> Time-of-Day Factors referenced from *Shared Parking, Second Edition*, Urban Land Institute, 2005.  
<sup>2</sup> Fine/Casual Dinning.